

SECTOR - 40 D

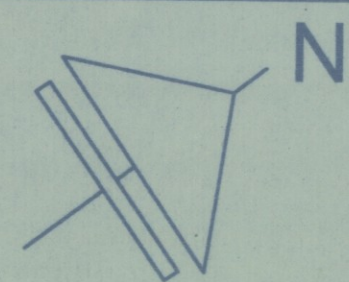
C.L. OF V4 ROAD

SECTOR - 39

C.L. OF V3 ROAD

JUNCTION NO. 45

DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.



NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS
ARE SHOWN AS.

2171

S.NO	CATEGORY	PLOT NO.S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1	7½ MARLA	1157 TO 180 265 TO 289 339 TO 362 629 TO 693	7'-6"
2	10 MARLA	101 TO 156 181 TO 264 290 TO 338 770 TO 799	7'-6"
3	15 MARLA	894 TO 725	9'-6"

NOTE:-

- SITE OF GRID SUB STATION INCORPORATED AS PER ARCH DRG NO.42. JOB NO.1087. VIDE ENDS. NO. 197-ARCH/80/5195 DTD. 18.4.80.
- SITE FOR COMMUNITY CENTRE HAS BEEN INCORPORATED AS PER ARCH DRG NO.1 JOB NO.2095 VIDE ENDS. NO. ARCH/80/14776 DTD. 22.12.90.
- LAND FALLING UNDER 484 E.W.S. UNITS 256 I.G. UNITS (133 PLOTS BEARING NOS. 601 TO 628, 630 TO 676, 695 TO 918, 947 TO 960) 56 M.I.G. II UNITS (28 PLOTS BEARING NOS. 877 TO 904) 56 M.I.G. II UNITS (28 PLOTS BEARING NOS. 919 TO 946) TRANSFERRED TO CHANDIGARH HOUSING BOARD AS CONVEYED BY THE SECRETARY VIDE HIS ENDS NO.1306-U.T.F.I(S)-77-4892 DTD. 23.3.77.
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND INCONSONANCE WITH ESTATE OFFICE U.T. CHANDIGARH AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 611, DATED-06.12.2017.

SECTOR - 38

NOTE:-
THIS DRAWING HAS BEEN APPROVED BY THE
SECRETARY URBAN PLANNING CUM CHIEF
ADMINISTRATOR ON DATED 12-10-18 IN FILE Z-5
THIS DRAWING SUPERSEDES DRG. NO. 10, JOB NO. 71,
DATED: 15.07.76 AND PREPARED ON THE BASIS OF
NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25-07-2017.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARH

Seta

CHIEF ARCHITECT

R + J

SENIOR TOWN PLANNER

Divul

DIVUL. TOWN PLANNER

ASST. TOWN PLANNER

DRAWN BY:- Harish/Neeraj

CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG. No.- 57

JOB No.- 71

DATED:- 23.10.18

REVISED
ZONING PLAN OF
SUB-SECTOR- 40 A
(FOR ADDITIONAL COVERED AREA)

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS. WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL	COMMERCIAL AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/ SEMI PUBLIC	PUBLIC / SEMI PUBLIC BUILDING
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2	3
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65%+UPTO 5%)	UPTO 2.00

a. THE CONSTRUCTION IN THE REAR COURTYARD SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS.

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	9.83m (32'-3")	FIXED AT 0.30m (1'-0")
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

a. NO SITE SHALL BE SUB-DIVIDED.
b. EACH PLOT SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE :-

a. NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
b. THESE CANTILEVERS/ PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY ZONE IN THE REAR COURTYARD.

6. BOUNDARY WALLS :-

FRONT BOUNDARY WALLS :

a. WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.
b. 0.69 m (2'-3") HIGH RAILING/ GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.

c. THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.

ii) REAR AND SIDE BOUNDARY WALLS :

a. WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.83m (5'-11½") AS SHOWN IN DRAWING NO. S/6 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER ABOVE THE FRONT ZONING LINE.
b. 0.69 m (2'-3") TO 0.76m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.

iii) THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. S/6 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
iv) IN CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 0.60 m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT.

NOTE:-

"HEIGHT" AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

7. GATE POSTS AND GATES :-

a. TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m (16'-0") SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
b. THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING NO. S/6 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
c. ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO. S/6 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.

8. NUMBERING OF PREMISES:-

a. EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
b. IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

c. IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN 'B' SHOWN IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

9. BASEMENT:-

a. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE BELOW THE BUILT UP AREA.
b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR NON HABITABLE I.E. NON COMBUSTIBLE HOUSEHOLD STORAGE, PARKING, SERVICES AND UTILITIES OF THE BUILDING.

10. ACCESS:-

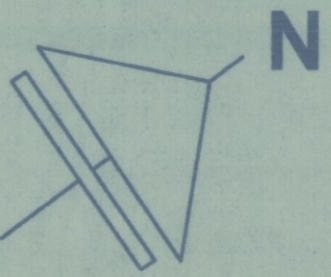
NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

11. APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL. NAMES OF PERSONS OR HOUSES HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO. S/6 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

12. THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

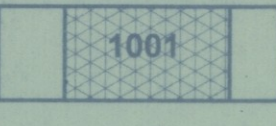
13. GENERAL NOTES:-

a. PROVISION OF PARKING SHALL BE:
i) BELOW 10 MARLA - 1 ECS
ii) 10 MARLA TO BELOW ONE KANAL - 2 ECS
b. STILL PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING.
c. NO VEHICLE OF THE OWNER/ OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.



NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS
ARE SHOWN AS.



S.NO	CATEGORIES	PLOT NO S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1.	10 MARLA	1001 TO 1074 1301 TO 1355	7'-6"
2.	15 MARLA	1423 TO 1455 1075 TO 1085	9'-6"
3.	1KANAL	1359 TO 1422 1459 TO 1514	12'-0"

NOTE:-

ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY
AVAILABLE WITH TOWN PLANNING WING AND
INCONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH
AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE
VIDE MEMO NO. 611, DATED- 06.12.2017.

NOTE:-

THIS DRG. HAS BEEN APPROVED BY THE
SECT. URBAN PLANNING CHIEF, ADMINISTRATOR
ON DATED- 12.10.18 ON FILE-2/5.

THIS DRAWING SUPERCEDES DRG. NO. 11 JOB NO. 7/
DATED- 18.05.76 AND PREPARED ON THE BASIS OF
NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25.07.2017.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T CHANDIGARH

CHIEF ARCHITECT

SENIOR TOWN PLANNER

DIVNL TOWN PLANNER

ASSTT. TOWN PLANNER

DRAWN BY:- Harish/Neel

CHECKED BY:-

SCALE - 80 FEET TO AN INCH

DRG. No:- 53

JOB No:- 71

DATED:- 22.10.18

REVISED
ZONING PLAN OF
SUB-SECTOR-40 B
(FOR ADDITIONAL COVERED AREA)

SECTOR - 40 C

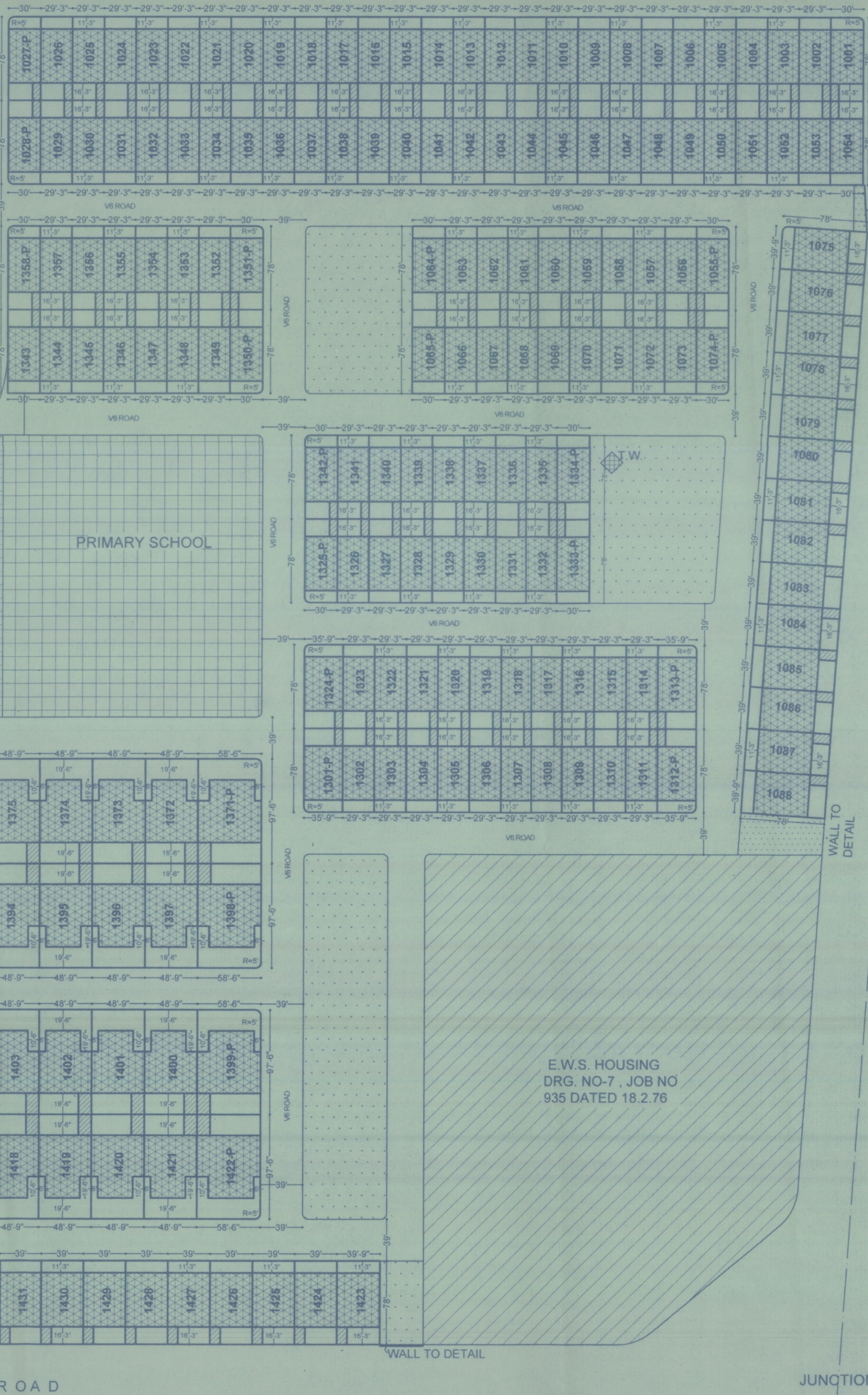
CL OF V4 ROAD

HIGH FLATS

G O V T. MODEL HIGH SCHOOL

CL OF V5 ROAD

C.L. OF V5 ROAD



SECTOR - 38 C

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952 THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS, WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/CULTURAL	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS.
	PUBLIC/ SEMI PUBLIC	PUBLIC/ SEMI PUBLIC BUILDING
	RESERVED	USE TO BE DETERMINED BY THE CHIEF ADMINISTRATOR

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2	3	4
CATEGORY	AREA	MAXIMUM PLOT COVERAGE	FAR
MARLA HOUSES		UPTO 70% (65% + UPTO 5%)	2.00
ONE KANAL	UPTO 500 SQ.YDS BEYOND 500 SQ.YDS	50%	1.50 1.25

- THE SIDE SET BACK ON FRONT IN ONE KANAL CATEGORY HOUSES SHALL BE, NORTH EAST /SOUTH EAST - 3.20 m (10'-6") & NORTH WEST/ SOUTH WEST- 1.83 m (6'-0"). THE SAME SHALL BE REVERSE IN THE CASE OF CORNER PLOT ABUTTING ON SIDE ROAD.
- THE CONSTRUCTION IN REAR COURTYARD IN ONE KANAL WHEREVER INDICATED SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.
- THE CONSTRUCTION IN THE REAR COURTYARD IN MARLA HOUSES SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS.

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3 AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	10.67m (35'-0") KANAL TYPE	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0").
	THREE	9.83m (32'-3") MARLA TYPE	IN MARLA HOUSES FIXED AT 0.30m (1'-0").
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

- NO SITE SHALL BE SUB-DIVIDED.
- EACH PLOT/ SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE :-

- KANAL HOUSES:-**
 - NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
 - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45m (1'-6") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
 - NO PROJECTION IN THE SHAPE OF SUN SHADE, CHAJJAS, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83 m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
- MARLA HOUSES:-**
 - NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.
 - THESE CANTILEVERS/ PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY HOUSE IN THE REAR COURTYARD.

6. BOUNDARY WALLS :-

- FRONT BOUNDARY WALLS :-**
 - WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8 1/2") AS SHOWN IN DRAWING NO.S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.

- 0.69 m (2'-3") HIGH RAILING/ GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
- THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.
- REAR AND SIDE BOUNDARY WALLS :-**
 - WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.82m (5'-11 1/2") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE.
 - 0.69 m (2'-3") TO 0.75m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 0.60 m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT.
NOTE:- "HEIGHT " AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

7. GATE POSTS AND GATES :-

- TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m(16'-0") SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
- THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO. S/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.

8. NUMBERING OF PREMISES:-

- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
- IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
- IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN "B" SHOWN IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

9. BASEMENT:-

- CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE BELOW THE BUILT UP AREA.
- THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR NON HABITABLE i.e. NON COMBUSTIBLE HOUSEHOLD STORAGE, PARKING, SERVICES AND UTILITIES OF THE BUILDING.

10. ACCESS:-

- NO SITES WILL DERIVE DIRECT ACCESS OR EXIT FROM THE V3 ROAD / SECTOR DIVIDING ROAD AND GREEN SPACE.

- APPLIED DECORATIONS LIKE CROSSES, SWASTIKAS ETC. SHALL NOT BE PERMITTED ON THE EXTERNAL FACE OF THE BUILDING OR OF THE BOUNDARY WALL. NAMES OF PERSONS OR HOUSES HOWEVER MAY BE ALLOWED ON THE SPACE ASSIGNED FOR THE PURPOSE AND ILLUSTRATED ON DRG. NO. S/5 AVAILABLE ON APPLICATION FROM THE CHIEF ADMINISTRATOR.

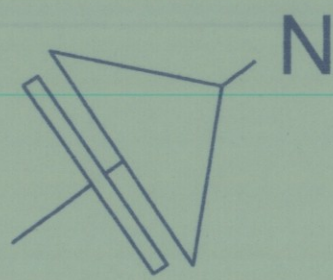
- THE WATER STORAGE TANKS AND OTHER PLUMBINGS SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDINGS BUT SHALL BE SUITABLY ENCASED.

13. PROTECTED TREES:-

- TREES MARKED AS ON THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION.

14. GENERAL NOTES:-

- INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT SHALL BE MANDATORY. THE CAPACITY OF SPV PLANT SHALL BE:
 - 500 Sq Yds TO 999 Sq Yds - 1KWP
- ALL BUILDING ON A SITE OF ONE KANAL WILL MAKE PROVISION FOR SOLAR WATER HEATING SYSTEM HAVING CAPACITY OF ATLEAST 100 lts. AND ON A SITE OF TWO KANAL AND ABOVE THAT OF ATLEAST 200 lts.
- ALL BUILDING ON A PLOT OF ONE KANAL AND ABOVE SHALL HAVE RAIN WATER HARVESTING SYSTEM TO RECHARGE GROUND WATER INSTALLED AS PER SPECIFICATION OF CHANDIGARH ADMINISTRATION.
- PROVISION OF PARKING SHALL BE:
 - 10 MARLA TO BELOW ONE KANAL - 2 ECS
 - ONE KANAL TO BELOW TWO KANAL - 3 ECS
- STILT PARKING AT GROUND FLOOR SHALL BE ALLOWED WITHIN THE PERMISSIBLE GROUND COVERAGE, FAR AND HEIGHT OF THE BUILDING.
- NO VEHICLE OF THE OWNER/ OCCUPIER OF ANY SUCH BUILDING IS PARKED OUTSIDE THE PREMISES.



NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS
ARE SHOWN AS.

3060

S.NO	CATEGORY	PLOT NO S	WIDTH OF ZONED AREA IN THE REAR COURTYARD
1.	5 MARLA	3001 TO 3049 3072 TO 3081 3128 TO 3185	5'-6"
2.	7½ MARLA	3050 TO 3071 3082 TO 3127 3186 TO 3205	7'-6"

NOTE:-

- THE SITE OF PLAYING PARK FOR TINY-TOTS HAS BEEN INCORPORATED AS APPROVED BY CHIEF ARCHITECT ON FILE DT 21.07.2010 (NOTING PAGE NO.3)
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND INCONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH AND THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 611 DATED: 06.12.2017.

NOTE :-

THIS DRAWING HAS BEEN APPROVED BY THE
SECRETARY URBAN PLANNING CUM CHIEF
ADMINISTRATOR ON DATED 12-10-2017
ON FILE NO. 5
THIS DRAWING SUPERCEDES DRG NO. 14 JOB NO. 71
DATED: 08.03.77 AND PREPARED ON THE BASIS OF
NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25-07-2017

OFFICE OF THE
SENIOR TOWN PLANNER
U.T. CHANDIGARH

CHIEF ARCHITECT	SENIOR TOWN PLANNER
	ASSTT. TOWN PLANNER
DRAWN BY:- Harish/Neeraj	CHECKED BY:-

SCALE :- 80 FEET TO AN INCH

DRG No:- 54	JOB No:- 71	DATED:- 23/10/17
-------------	-------------	------------------

REVISED
ZONING PLAN OF
SUB-SECTOR- 40 D
(FOR ADDITIONAL COVERED AREA)

SECTOR - 39 C

C.L. OF V3 ROAD

JUNCTION TO DETAIL

JUNCTION TO DETAIL

WALL TO DETAIL

WALL TO DETAIL

WALL TO DETAIL

WALL TO DETAIL

R=20

R=20

COAL
DEPOT

SHOPPING

SECTOR - 40 A

C.L. OF V4 ROAD

COMMERCIAL / CULTURAL BELT

C.L. OF V2 ROAD

AGRICULTURAL LAND

3146	3147	3186	3187
3145	3148	3185	3188
3144	3149	3184	3189
3143	3150	3183	3190
3142	3151	3182	3191
3141	3152	3181	3192
3140	3153	3180	3193
3139	3154	3179	3194
3138	3155	3178	3195
3137	3156	3177	3196
3136	3157	3176	3197
3135	3158	3175	3198
3134	3159	3174	3199
3133	3160	3173	3200
3132	3161	3172	3201
3131	3162	3171	3202
3130	3163	3170	3203
3129	3164	3169	3204
3128	3165	3168	3205

SHARDA SARVHITKARI
MODEL SR. SEC. SCHOOL

SERVICE
SHOPS

MIG (U) IND - 26

C.L. OF V5 ROAD

C.L. OF V5 ROAD

SHOPPING

C.L. OF V5 ROAD

SECTOR - 40 C

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS WHERE SUCH RULES ARE SILENT. NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL/ CULTURAL	PUBLIC OFFICES, CULTURAL INSTITUTIONS OR COMMERCIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/ SEMI PUBLIC	PUBLIC/ SEMI PUBLIC BUILDING

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2	3
CATEGORY	MAXIMUM PLOT COVERAGE	F.A.R.
MARLA HOUSES	UPTO 70% (65% + UPTO 5%)	UPTO 2.00

a. THE CONSTRUCTION IN THE REAR COURTYARD SHALL BE PERMISSIBLE ON ANY CORNER AS PER THE DISCRETION OF THE OWNER EXCEPT CORNER PLOTS.

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3, AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO OF STOREYS	MAXIMUM HEIGHT FROM PLINTH LEVEL OF 0.30m (1'-0")	PLINTH HEIGHT
	THREE	9.83m (32'-3")	FIXED AT 0.30m (1'-0").
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

- NO SITE SHALL BE SUB-DIVIDED
- EACH PLOT/ SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR

5. PROJECTION BEYOND BUILDING LINE :-

- NO PROJECTION IN THE SHAPE OF BALCONIES PROJECTING MORE THAN 0.91m (3'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED
- THESE CANTILEVERS/ PROJECTIONS SHALL BE ALLOWED 0.91m (3'-0") AWAY FROM THE COMMON WALL ON EITHER SIDE. HOWEVER NO PROJECTION SHALL BE ALLOWED BEYOND THE ZONED AREA OF SINGLE STOREY ZONE IN THE REAR COURTYARD

6. BOUNDARY WALLS :-

i) FRONT BOUNDARY WALLS :-

- WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8½") AS SHOWN IN DRAWING NO S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER
- 0.69m (2'-3") HIGH RAILING/ GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE
- THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING

ii) REAR AND SIDE BOUNDARY WALLS :-

- WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.83m (5'-11½") AS SHOWN IN DRAWING NO S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE
- 0.69 m (2'-3") TO 0.75m (2'-6") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE
- THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION
- IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 0.60m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT

NOTE:-

"HEIGHT" AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

7. GATE POSTS AND GATES :-

- TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.89m (16'-0") SHALL BE ERECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE
- THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION
- ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO S/5 MAY HOWEVER BE ERECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET

8. NUMBERING OF PREMISES:-

- EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN
- IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION
- IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN "B" SHOWN IN DRAWING NO S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION